

# UNOFFICIAL COPY

## WARRANTY DEED

(Individual and LLC to LLC)

THE GRANTORS, PIUS NEWELL, Individually (as to Lot 23) (\*\*) and 2902-04 WEST BELMONT AVENUE, LLC, an Illinois Limited Liability Company, by PIUS NEWELL, Manager and sole Member thereof (as to Lots 24, 25, 26 and 27), for and in consideration of the sum of TEN and NO/100 DOLLARS, in hand paid, CONVEY and WARRANT unto



Doc#: 1500219079 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/02/2015 01:11 PM Pg: 1 of 3

**MAYNARD - 2904 W. BELMONT LLC,**  
a Delaware limited liability company,

of 135 Crossways Park Drive  
Woodbury New York 11791

effective as of January 2, 2015, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**Lots 23, 24, 25, 26 and 27 in Block 11 in Gross Unter Den Linden Addition to Chicago, a Subdivision in the Southwest ¼ of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

(\*\*) This is not Homestead Property.

**TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances, unto Grantee, forever.

And Grantors, for themselves and their successors, do covenant, promise and agree to and with the party of the second part and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that they **WILL WARRANT AND DEFEND**, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters described on Exhibit B attached hereto.

Property Commonly Known as: **2902-2910 West Belmont  
Chicago, IL 60618**

PERMANENT INDEX NUMBERS: **13-24-322-040-0000  
(and)  
13-24-322-042-0000**

**FIDELITY NATIONAL TITLE** 52022509NL

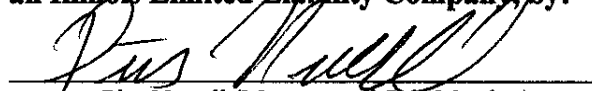
1034

# UNOFFICIAL COPY

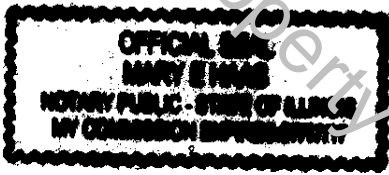
In Witness Whereof, the Grantors have set their hands and seals hereto this 30<sup>TH</sup> day of December, 2014.

  
(Pius Newell, Individually)

**2902-04 WEST BELMONT AVENUE, LLC,  
an Illinois Limited Liability Company, by:**

  
Pius Newell (Manager and Sole Member)

State of Illinois, County of Du Page - ss.

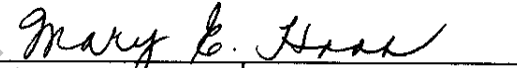


(Impress Seal Here)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that **PIUS NEWELL, both Individually and as Manager and sole Member of 2902-04 WEST BELMONT AVENUE, LLC, an Illinois Limited Liability Company**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>TH</sup> day of December, 2014.

My commission expires 07/17/17.

  
(MARY E. HAAS), Notary Public

This instrument was prepared by: **GLENN R. HAAS, Attorney at Law**  
25 East Park Boulevard, P.O. Box 6327  
Villa Park, IL 60181  
Tel. # (630) 279-9311



MAIL RECORDED DOCUMENT TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:

**MAYNARD - 2904 W.BELMONT LLC**  
**135 Crossways Park Drive**  
**Woodbury New York 11797**

REAL ESTATE TRANSFER TAX 02-Jan-2015

|   |           |           |
|---|-----------|-----------|
|   | COUNTY:   | 3,550.00  |
|  | ILLINOIS: | 7,100.00  |
|   | TOTAL:    | 10,650.00 |

13-24-322-042-0000 | 20141201654399 | 1-778-571-904

REAL ESTATE TRANSFER TAX 02-Jan-2015

|   |          |           |
|---|----------|-----------|
|  | CHICAGO: | 53,250.00 |
|   | CTA:     | 21,300.00 |
|   | TOTAL:   | 74,550.00 |

13-24-322-042-0000 | 20141201654399 | 1-375-918-720

# UNOFFICIAL COPY

## Schedule B

### **PERMITTED EXCEPTIONS**

- a. Zoning and subdivision laws, regulations and ordinances and landmark, historic or wetlands designation.
- b. General real estate taxes and special assessments, water and sewer charges and all other liens and charges of every description which are a lien but are not then due and payable or delinquent.
- c. Standard printed exceptions contained in the form of fee title policy then issued by the title insurance company insuring the fee title with regard to taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- d. Variations between fences, walls, hedges and the record lines of the Premises of not more than one (1) foot.
- e. Rights of utilities, if any, to maintain and operate lines, wires, cables, poles and distribution boxes in, over and upon said Premises.

Property of Cook County Clerk's Office